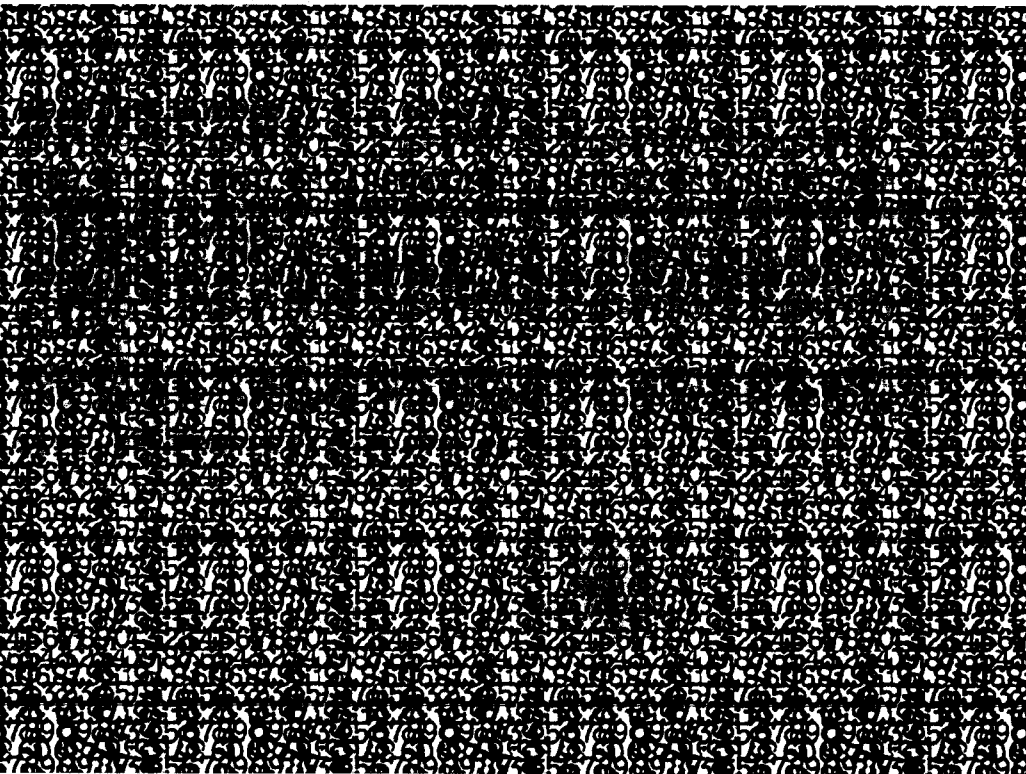
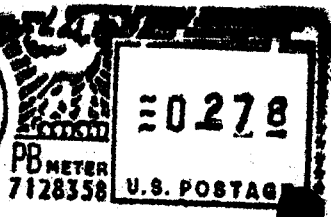


MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE



RESORTED  
FIRST CLASS



REC-200  
72003000222 BCC 200  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

D4UFSMS

33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 271-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-222  
APPLICANT NAME: ESTATES OF BISCAYNE, INC.

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED THE FOLLOWING:  
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL AND INTERIM ZONING DISTRICT TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE NORTHWEST CORNER OF SW 288 STREET AND SW 172 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20.74 ACRES

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 07/29/2004  
THURSDAY  
TIME 9:30 AM

22003000222 RCC 200  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

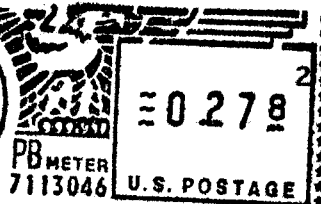
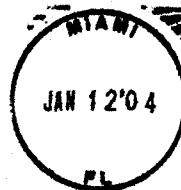
**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**

06/26/06 FT. LAUDERDALE  
PMS010 FIRST CLASS

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2003000222 C14 201  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

DEPARTMENT OF  
PLANNING AND ZONING

# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER:  
APPLICANT NAME:

03-222  
ESTATES OF BISCAYNE, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
AGRICULTURAL AND INTERIM ZONING DISTRICTS TO  
SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS  
SITE.

LOCATION: THE NORTHWEST CORNER OF SW 288 STREET  
AND SW 172 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20.74 ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR  
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO  
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING  
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER  
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.  
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR  
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR  
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244  
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE  
SOUTH DADE REGIONAL LIBRARY  
10750 SW 211 STREET  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 14  
DATE 02/11/2004  
WEDNESDAY  
TIME 6:00 PM

Z2003000222 C14 201  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



PB METER  
7113046

0278

U.S. POSTAGE

WILL BE SENT TO YOU.

Z2003000222 C14 199  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

F6RYTMS 33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-222  
APPLICANT NAME: ESTATES OF BISCAYNE, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL AND INTERIM ZONING DISTRICTS TO MODIFIED ESTATE DISTRICT.

SIZE OF PROPERTY: 20 ACRES.

LOCATION: NW CORNER OF SW 288 STREET AND SW 172 AVENUE, MIAMI-DADE COUNTY, FLORIDA

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET ROOM 203  
OLD BUILDING  
MIAMI-DADE COUNTY, FL

THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

Z2003000222 C14 199  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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HEARING NO. 04-2-CZ14-1 (03-222)

6-57-39  
BCC  
Comm. Dist. 8

APPLICANT: ESTATES OF BISCAYNE, INC.

ESTATES OF BISCAYNE, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.74 Acres

AU (Agricultural – Residential)

GU (Interim)

EU-M (Estates Modified 1 Family 1 Acre Gross)

HEARING NO. 04-2-CZ14-1 (03-222)

6-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: ESTATES OF BISCAYNE, INC.

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.74 Acres

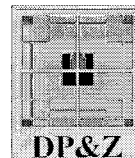
AU (Agricultural – Residential)

GU (Interim)

EU-M (Estates Modified 1 Family 1 Acre Gross)



**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2003000222**

**BOARD: BCC**

**LOCATION OF SIGN: \*NORTH WEST CORNER OF SW 288 STREET AND SW 172  
AVENUE, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 19-JUL-04**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

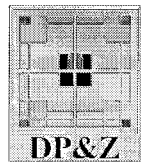
**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2003000222**

**BOARD: BCC**

**LOCATION OF SIGN: \*NORTH WEST CORNER OF SW 288 STREET AND SW 172 AVENUE, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 07-JUL-04**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

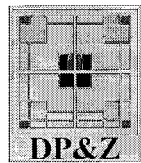
**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2003000222**

**BOARD: C14**

**LOCATION OF SIGN: \*NORTH WEST CORNER OF SW 288 STREET AND SW 172 AVENUE, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 21-JAN-04**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**FELIX ACOSTA**

**PRINT NAME:**

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 03-222 HEARING DATE 2/11/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: January 09/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]  
Date: Jan 9, 2004

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

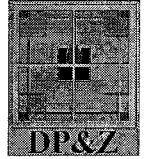
Signature: [Signature]  
Date: 1/9/04

\*\*\*\*\*

c-14



Miami-Dade County  
Department of Planning and Zoning



**AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES**

c-14

**Re: HEARING No. Z2003000222**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Alfredo Fernandez-Cueto**

**Date:**

**07/29/03**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Denise Lee**

**Date:**

**08/14/03**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

**8/14/03**

.....  
TO BE RETAINED IN HEARING FILE



03/29/04

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 03-222 HEARING DATE 7/29/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: June 24, 2004

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]  
Date: 6/25/04 6/25/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]  
Date: JUN 25 2004

\*\*\*\*\*



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, JULY 29, 2004 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. ESTATES OF BISCAYNE, INC. (03-222)**

Location: The northwest corner of SW 288 Street and SW 172 Avenue, Miami-Dade County, Florida (20.74 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following: The applicant is requesting a zone change from agricultural and interim zoning district to single-family modified estate district, on this site.

**2. CARDAN OF SOUTH DADE L.L.C. (03-300)**

Location: Lying west of SW 194 Avenue and south of theoretical SW 304 Street, Miami-Dade County, Florida (17.02 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following: The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry. Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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June 24.

● **LEI**

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## Public Notices &amp; Hearings

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to (380.06(19) of the Florida Statutes with respect to the following amendments and requests.

(2) RU-4A to BU-2

REQUEST #2 ON PARCEL "A"

(3) BU-2 to RU-4A

REQUEST #3 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": A portion of Lots 13 & 14 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Northwest corner of said Section 3; thence, bearing S2°46'26"E, along the west line of said Section 3, a distance of 659.74' to a point; thence leaving said west line, bearing N87°13'34"E, a distance of 76.49' to the east right-of-way line of N.W. 27<sup>th</sup> Avenue, Official Records Book 13023, Page 3408, said point also being the point and place of beginning of the herein described parcel; thence leaving said east right-of-way line, bearing N87°8'1"E, a distance of 583.72' to a point; thence bearing S2°46'3"E, a distance of 377.46' to a point; thence, bearing S87°8'1"W, a distance of 594.17' to a point on said east right-of-way line; thence, bearing N2°46'26"W, along said east right-of-way line, a distance of 337.13' to a point; thence, bearing N11°43'1"E, along said east right-of-way line, a distance of 51.66' to the Point of beginning. AND: PARCEL "B": A portion of Tracts 62 & 63 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Southwest corner of the NW¼ of said Section 3; thence, bearing N87°9'56"E, along the south line of said NW¼ of said Section 3, a distance of 621.27' to a point; thence, leaving said south line, bearing S2°45'13"E, a distance of 15' to the point and place of beginning of the herein described parcel; thence, bearing N87°9'56"E, a distance of 347.22' to a point; thence bearing S2°45'15"E, a distance of 645.38' to a point; thence bearing S87°11'2"W, a distance of 347.22' to a point; thence bearing N2°45'13"W, a distance of 645.27' to the Point of beginning.

DOLPHIN CENTER SOUTH (OVERALL PROPERTY): A parcel of land being Tracts 14, 15, 34, 35, 38, 39, 62, 63, 66, 67 AND 94, and being a portion of Tracts 9 through 13, inclusive, 16, 33, 36, 37, 40, 61, 64, 65, 68, 93, 99 and 100 OF PLAT OF MIAMI GARDENS, in Section 3, Township 52 South, Range 41 East, Plat Book 2, at Page 96, more particularly described as follows:

Commence at the Northwest corner of Section 3, Township 52 South, Range 41 East; thence on an assumed bearing of N87°07'02"E, along the center line of N.W. 199<sup>th</sup> Street as shown on DOLPHIN CENTER- STADIUM SITE, Plat Book 129, at Page 91, a distance of 19.58' to a Point of curvature of a tangent curve concave to the south and having a radius of 1,908.58'; thence SE/ly, 260.2'; along the centerline of said N.W. 199<sup>th</sup> Street and along the arc of said curve to the right having a central angle of 07°48'40" to a point on a non-tangent line; thence S02°46'25"E along said non-tangent line 60.56' to a point on the south Right-of-Way line of said N.W. 199<sup>th</sup> STREET, said point also lying on the arc of a non-tangent curve concave to the south and having a radius of 1,548.58' (a radial line of said curve through said point having a bearing of N05°10'48"E), said point also being the Point of beginning; thence E/ly & SE/ly, 285.69' along the south Right-of-Way line of N.W. 199<sup>th</sup> Street as shown on said DOLPHIN CENTER-STADIUM SITE & along the arc of said curve through a central angle of 08°51'17" to a Point of tangency; thence continue S75°57'55"E, along said south Right-of-Way line, 450.54' to a Point of curvature of a tangent curve concave to the Northeast & having a radius of 6,924.43'; thence SE/ly, 198.91' continuing along said south Right-of-Way line & along the arc of said curve through a central angle of 01°38'45" to a point on a non-tangent line, said point also being the Northwest corner of Tract 'D', of said DOLPHIN CENTER-STADIUM SITE; thence S02°45'54"E along the west line of said Tract 'D', 2,315.14'; thence continue S02°46'44"E along said west line 2,202.46' to the Southwest corner of said Tract 'D'; thence S87°15'51"W along a line 440' north of and parallel with the south line of said Tracts 99 & 100, MIAMI GARDENS, a distance of 520' to a point on the west line of said Tract 99; thence N02°46'44"W along the west line of said Tracts 94 & 99, MIAMI GARDENS, a distance of 880.66' to the Southeast corner of said Tract 66, MIAMI GARDENS; thence S87°13'16"W along the south line of said Tracts 65 & 66, MIAMI GARDENS, a distance of 410.02'; thence N02°46'26"W, 200' to a point on a line 200' north of & parallel with the south line of said Tract 65; thence S87°12'55"W along said parallel line, 184' to a point on the east Right-of-Way line of N.W. 27<sup>th</sup> Avenue as shown on said DOLPHIN-STADIUM SITE; thence N02°46'26"W along said east Right-of-Way line, 660.27'; thence N01°21'25"E along the east line of additional Right-of-Way for N.W. 27<sup>th</sup> Avenue, Official Records Book 13023, at Page 3408, for a distance of 180.47'; thence continue N02°46'26"W along the east line of said additional Right-of-Way 180' to a Point of Curvature of a tangent curve concave to the Southeast and having a radius of 50'; thence continue N/ly & E/ly, 78.49' along the east line of said additional Right-of-Way and along the arc of said curve through a central angle of 89°56'25" to a point on a non-tangent line; thence continue N02°42'51"W along the east line of said additional Right-of-Way 50' to a point on the arc of a non-tangent curve concave to the Northeast and having a radius of 50' (a radial line of said curve through said point bears S02°50'02"E); thence continue W/ly & N/ly, 78.59' along said east Right-of-Way line and along the arc of said curve through a central angle of 90°03'35" to a Point of tangency;

thence continue N02°46'26"W along the east side of said additional Right-of-Way 275'; thence continue N22°37'45"W along the east line of said additional Right-of-Way 38.28'; thence N02°46'26"W along the east Right-of-Way Line of N.W. 27<sup>th</sup> Avenue as shown on said DOLPHIN CENTER-STADIUM SITE, 1,736.32'; thence continue N01°21'25"E along said east Right-of-Way line 180.47'; thence continue N02°46'26"W along said east Right-of-Way line 200' to a Point of curvature of a curve concave to the Southeast, having a radius of 50'; thence NE/ly along the arc of said curve, through a central angle of 93°22'20", a distance of 81.48' to a Point of compound curvature of a curve concave to the south and having a radius of 1,848.58'; & to a point on the aforesaid S/ly Right-of-Way line of N.W. 199<sup>th</sup> Street; thence E/ly along said S/ly Right-of-Way line and along the arc of said curve, through a central angle of 04°34'54", a distance of 147.82' to the Point of beginning.

LOCATION: The Southeast corner of N.W. 27<sup>th</sup> Avenue & N.W. 199<sup>th</sup> Street, City of Miami Gardens, Florida.  
HEARING NO. 04-2-CZ14-1 (03-222)

APPLICANT: ESTATES OF BISCAYNE, INC.

ESTATES OF BISCAYNE, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:  
AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-5-CZ11-3 (03-242)

APPLICANT: TCAG L. L. C.

TCAG L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #11 which denied the following:

(1) GU to IUC

(2) Applicant is requesting to permit the zoning of a tract of land with an area of 4.99 gross acres (a minimum of 10 acres required for platting or rezoning).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: The north ½ of the SE ¼ of the SE ¼ of the SW ¼ of Section 14, Township 55 South, Range 39 East.

LOCATION: Lying north of theoretical S.W. 135 Street and west of theoretical S.W. 132 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-2 (03-300)

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

CARDAN OF SOUTH DADE L. L. C. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:  
AU to EU-M

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 06 day of July 2004.

7/6

04-3-09/470457M

## MIAMI-DADE COUNTY, FLORIDA

## LEGAL NOTICE

## ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on Wednesday, the 28th day of July, 2004 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
Wednesday, February 11, 2004 - 6:00 p.m.  
SOUTH DADE REGIONAL LIBRARY  
10750 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. U-HAUL CO. OF FLORIDA INC. (03-207)

**Location:** The southwest corner of SW 137 Avenue and theoretical SW 169 Terrace, Miami-Dade County, Florida (3.24 Acres)

The applicant is requesting a zone change from light industrial manufacturing district to minimum apartment house district, on this site.

### 2. THE SHOPPES AT QUAIL ROOST, LTD. (03-301)

**Location:** The southeast corner of SW 200 Street (Quail Roost Drive) and SW 127 Avenue, Miami-Dade County, Florida (9.38 Acres)

The applicant is requesting approval to permit a wall with a greater height than permitted along the interior side property line where a business lot abuts a residential district.

### 3. ESTATES OF BISCAYNE INC. (03-222)

**Location:** The northwest corner of SW 288 Street and SW 172 Avenue, Miami-Dade County, Florida (20.74 Acres)

The applicant is requesting a zone change from agricultural and interim zoning districts to single-family modified estate district, on this site.

### 4. NEAL P. BROOKS SR. (03-325)

**Location:** 15720 SW 264 Street, Miami-Dade County, Florida (9.41 Acres)

The applicant is requesting approvals to permit an existing coral rock wall within the zoned right-of-way where is not permitted, and with higher posts and gate heights than permitted on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

These items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2555.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## SPORTS WHAT YOU CAN DO

### S. Kendall second at soccer tourney

The South Kendall Storm was second in the Under-12 Green Division of the Orange Classic International Girls Soccer Tournament on Dec. 27-30.

The tournament took place at Brian Piccolo Park, Pine Island Field, Plantation Central Park and Weston Regional Park.

Miami Lakes was third in U-10 Orange and U-13 Green. Cutler Ridge also placed third in U-11 Orange. The girls tournament attracted more than 400 teams from the United States, Canada and Jamaica in age groups U-10 to U-19. There were college coaches and scouts from more than 300 schools surveying high school players in the older girls divisions.

**Championship results:**  
**Under-10 Orange:** Team Boca 1, Weston Fury 0. **U-11 Orange:** Team Boca 1, Palm Beach United Titans 0. **U-12 Orange:** Team Boca 2, Countryside Lightning 1 (PKs). **U-13 Green:** Bellaire Blast 2, South Kendall Storm 1. **U-13 Orange:** Albertson (NY) Fury 1, Weston Fury 0. **U-13 Green:** West Pines United 2, Coral Springs Storm 1. **U-14 Orange:** Weston Fury 3, Hot Shots 1. **U-14 Green:** Naples Sharks 3, HCU Red 1. **U-15 Orange:** GSA (GA) Phoenix 1, Richmond Hill (CAN) Raiders

0 (OT). **U-15 Green:** Clay County United 3, Valrico Blitz 0. **U-16 Orange:** Classic (OH) Hammer 4, Tophat (GA) Gold 1. **U-16 Green:** Rochester (NY) Jr. Rhinos 4, Norcross (GA) Magic Blue 3. **U-16 White:** Andromeda (TX) 2, CRU (MA) Fury 1. **U-17 Millennium:** Albertson (NY) Express 3, Ohio Premier 2. **U-17 Orange:** Eastchester (NY) Patriots 3, Yankee (CT) United 1. **U-17 Green:** Rockville Center (NY) Hot Shots 1, Charles River (MA) 0. **U-17 White:** Herndon (VA) Heat 1, Texas Spirit 0. **U-18 Millennium:** GFC (SC) Black 2, Real Colorado 1. **U-18 Orange:** Massapequa (NY) Spirit 1, Seminole Ice 0. **U-18 Green:** CSA All Stars 4, SWYA (VA) Predators 0. **U-18 White:** (Tampa) Blackwatch Aberdeen 2, Wellington Wave 1. **U-19 Orange:** Team Boca 3, Vista (VA) United 1. **U-19 Green:** Andromeda (TX) 4, Sun Blazers 1.

**Third place: Local teams:**  
**U-10 Orange:** Miami Lakes. **U-11 Orange:** Cutler Ridge and Weston Fury. **U-13 Orange:** Coral Springs Renegades. **U-13 Green:** Miami Lakes and Weston White. **U-14 Orange:** Team Boca. **U-15 Green:** Plantation Eagles. **U-18 Millennium:** Team Boca. Visit [www.orangeclasic.com](http://www.orangeclasic.com).

#### \* SPORTS, FROM 25

[nettes\\_of\\_miami@hotmail.com](mailto:nettes_of_miami@hotmail.com). **Nadadores of South Florida:** Swim team accepts adult swimmers of all levels; swims three times per week at three locations. Call Eric Hankin at 305-534-7333 or visit [www.Nadadores.org](http://www.Nadadores.org).

\* 7 p.m. Thursdays: Hadley Pool, 4600 NW 12th Ave., Miami.  
\* noon Saturdays: Florida International University, Biscayne Bay North Campus, 3000 NE 51st St., off Biscayne Boulevard, North Miami.  
\* 7:30 p.m. Tuesdays: Scott Rakow Youth Center, 2700 Sheridan Ave., Miami Beach.

#### TENNIS

**Miami Sports & Social Club Co-ed Fitness Tennis Clinics:** All skill levels welcome. Beginner and intermediate. Learn important skills while playing games against same/other skill levels; 7-8:30 p.m. Monday-Thursday; \$120 members, \$140 guests. 786-924-4125.

ext. 17 or [www.tnssc.com](http://www.tnssc.com). **South Dade YMCA After-school Program:** For children of all ages; South Dade YMCA, 9355 SW 134th St., The Falls; also holiday camp information available. 305-254-0310.

#### VOLLEYBALL

**Miami Sports & Social Club Co-ed Beach:** All skill levels welcome; deadline: Jan. 30. Leagues on Mondays and Wednesdays; Margaret Pace Park, Northeast 19th Street and North Bayshore Drive, Miami; \$70 members, \$90 guests, \$300 per team. 786-924-4125, ext. 17 or [www.tnssc.com](http://www.tnssc.com).

#### OTHER

**South Dade YMCA Adult Leagues:** Adult basketball, flag football and soccer; also Thursday night adult tennis clinics and Friday night adult tennis socials; South Dade YMCA, 9355 SW 134th St., The Falls. 305-254-0310.

## Gymnasts to compete

Universal Gymnastics of West Kendall will host an international gymnastic competition — the "Universal Invite" — Friday through Sunday at the Coconut Grove Convention Center.

Some 800 gymnasts representing about 40 teams from throughout the United States and abroad will be competing, including world champions from Cuba and Columbia who've qualified for this year's Olympics in Greece.

Three competing teams will be from Miami (Universal Gymnastics, Octaviano's Gymnastics, and the Florida Gymnastics Training Center), along with another dozen from other parts of Florida.

The U.S. National Senior, Junior and Developmental teams will also be participating. The competitions are in all levels up to elite seniors, and include gymnasts of all ages.

Friday is a training day, and the public is invited to watch for free. Competition is from 8 a.m. to 10 p.m. Saturday and from 9 a.m. to 5 p.m. Sunday.

Admission to watch the competitions is \$10 for adults and \$5 for children.

## Heat coach plans clinic

Miami Heat head coach Stan Van Gundy and his coaching staff are running a free coaches clinic open to male and female South Florida basketball coaches on all levels — recreational league, travel league, middle school, high school — from 7 to 9 p.m. Wednesday at the American Airlines Arena, 601 Biscayne Blvd.

This NBA coaching group will discuss skills and drills, practice and game preparation and teaching fundamentals. Also, learn their basketball experiences, philosophies and approach to coaching. A question-and-answer session will follow.

Doors open at 6 p.m. with entertainment by the Miami Heat dancers and Xtreme team.

Free parking is in the P2 parking garage. To register, go online at [www.heat.com](http://www.heat.com) and click on Heat Coaches Clinic. Print the participation form, fill it out and fax it to Ralph Leon at 786-777-4084. For information, call 786-777-1000.

## Public Notices & Hearings

Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of Section 12, Township 56 South, Range 39 East; thence N89°14'16"E along the north line of said Section 12 for a distance of 59.97'; thence S0°45'44"E for a distance of 35' to the Point of beginning of the following described parcel of land; thence N89°14'16"E for a distance of 429.24' to a Point of curvature; thence 173' along the arc of a curve to the left, said curve having a radius of 1,944.86', a central angle of 5°5'48" to the intersection with a non-tangent line, a radial line to that point bears S5°51'32"E; thence S0°51'56"E for a distance of 658.12'; thence S89°14'16"W for a distance of 628.48'; thence N0°44'11"W for a distance of 625.44' to a Point of curvature; thence 39.26' along the arc of a curve to the right, said curve having a radius of 25', a central angle of 89°58'27" to the Point of beginning.

LOCATION: The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 127 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-2-CZ14-1 (03-222)

APPLICANT: ESTATES OF BISCAYNE, INC.

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-2-CZ14-2 (03-325)

APPLICANT: NEAL P. BROOKS, SR.

- (1) Applicant is requesting to permit a coral rock wall within the zoned rights-of-way of S.W. 264 Street and theoretical S.W. 159 Avenue (not permitted).
- (2) Applicant is requesting to permit the existing coral rock wall with posts ranging in height from 4½' to 6½' high within the safe sight distance triangle (2½' maximum height permitted).
- (3) Applicant is requesting to permit the existing wall with posts and gate at a height of 8'3" (6' high permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "A New Residence for the Brooks," as prepared by Charles Harrison Pawley and dated 11-3-03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NW ¼ of the NE ¼ of the NE ¼, less the north 35' of Section 32, Township 58 South, Range 39 East.

LOCATION: 15720 S.W. 264 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 20 day of January 2004.

1/20

04-3-33/428110M

JOHN J. HEARN